



P. O. Drawer 1300
Pompano Beach, FL 33061

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MEMORANDUM

Date: June 18, 2019
To: CRA Board
From: Nguyen Tran, CRA Director
Thru: Greg Harrison, CRA Executive Director
Subject: Contract for Sale and Purchase – 1560 NW 16 Avenue

Item:

Staff is seeking an Approval from the CRA Board for the purchase of 1560 NW 16 Avenue.

Background:

The property owners Kent and Glenda Edwards have indicated their desire to sell the Property located at 1560 NW 16 Avenue, Pompano Beach, FL 33069, further identified as Broward County Property Appraiser (BCPA) folio 4842 27 00 0506, to the Pompano Beach Community Redevelopment Agency (CRA) for a purchase price of \$22,540.00, which is the current BCPA market value.

The property is a 10,018 square foot vacant property, zoned RM-12 Multiple-Family Residence. The CRA owns the properties directly north and south of this Property as shown in the attached aerial. The Property has two (2) City of Pompano Beach ("City") municipal Code Compliance liens on the Property totaling \$502,350. Both cases were for the violation of having grass or weeds over 12 inches in height and are in compliance and no longer accruing fines.

Similar to other vacant lots in the Coral Highlands neighborhood where this Property is located, it has approximately 4-8 feet of accumulated fill and debris on it from trespassers dumping in the area. The CRA intends to enter into a Contract for Sale and Purchase to acquire this property in the neighborhood and after land assembly is complete, commence with remediation of these lots. As previously mentioned before, these lots are not developable as legal access to these lots have not been granted by adjacent property owners (i.e. right-of-way dedications for a public road). In addition, the lots in this area are constantly changing ownership via tax deed sales. It is the CRA's intent to acquire this lot in an effort to help stabilize the neighborhood and eventually improve this area.

The Northwest CRA Advisory Committee reviewed the request on June 3, 2019 and recommended Approval with a vote of 4-0 (Thomas and Smith Absent). The Northwest CRA Advisory Committee recommended that this area develop into a single-family subdivision.

CRA

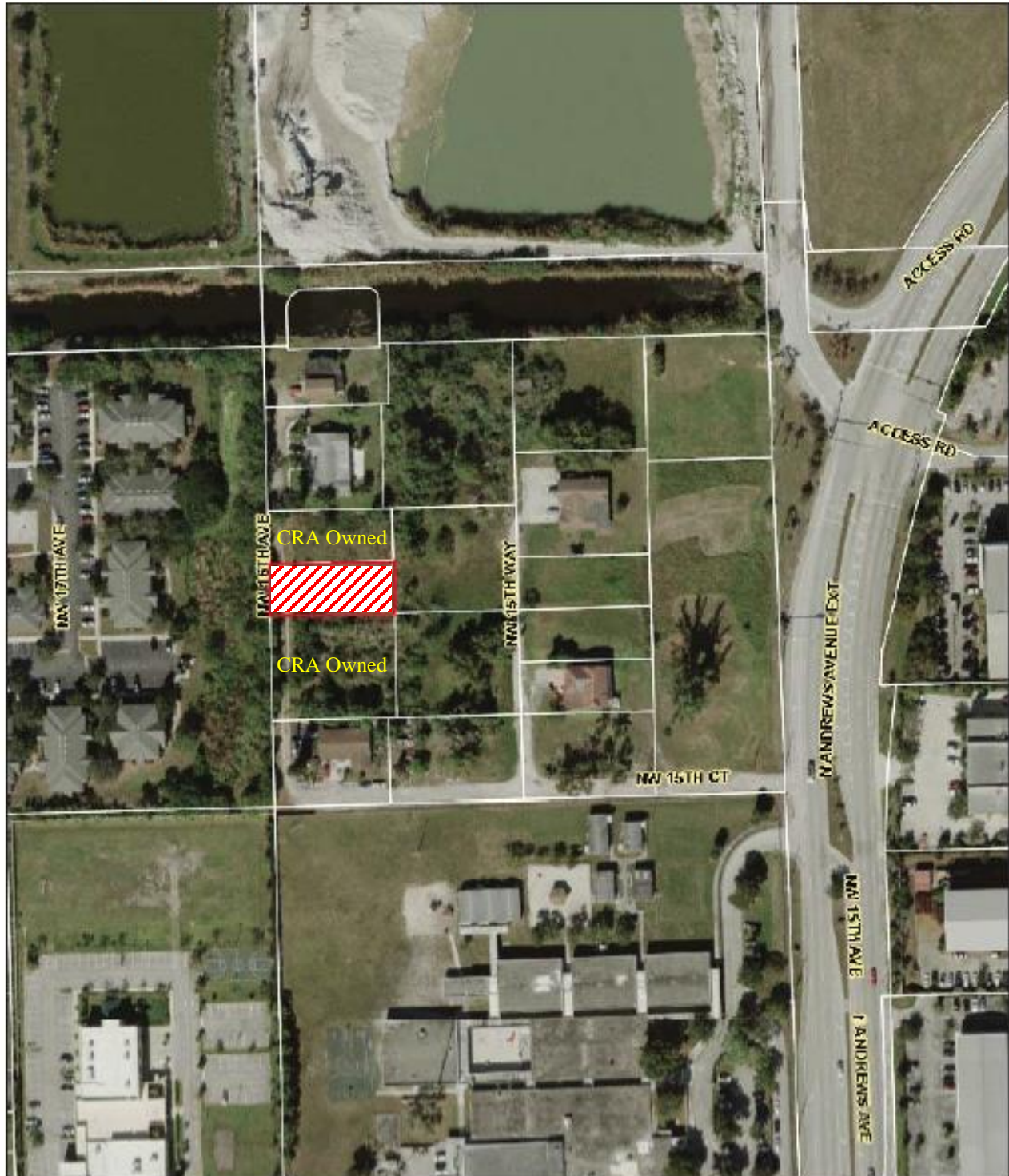
POMPANO BEACH

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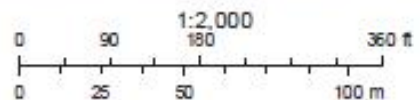
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Property Id: 484227000506

**Please see map disclaimer



May 6, 2019





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Photo of Lot looking East

